

Minutes of a Meeting of the Planning Applications Committee held at Council Chamber, Surrey Heath House, Knoll Road, Camberley, GU15 3HD on 21 March 2024

- + Cllr Cliff Betton (Chair)
- Cllr Victoria Wheeler (Vice Chair)
- Cllr Mary Glauert
- + Cllr Shaun Garrett
- + Cllr Liz Noble
- + Cllr David O'Mahoney
- + Cllr Murray Rowlands
- + Cllr Kevin Thompson
- Cllr Helen Whitcroft
- + Cllr Valerie White
- + Cllr Richard Wilson

- + Present
- Apologies for absence presented

Substitutes: Cllrs Alan Ashbury, Ying Perrett and Pat Tedder.

Officers Present: Sarita Bishop, Duncan Carty, Gavin Chinniah, Kate Galloway (virtual), Sue McCubbin (virtual), Gavin McIntosh (virtual), Jenny Murton, Jonathan Partington, Navil Rahman, Eddie Scott, Sarah Shepherd and Andy Stokes - SCC (virtual)

46/P Minutes of the Previous Meeting

RESOLVED that the Minutes of the meeting of the Planning Applications Committee held on 22 February 2024 were approved as being a correct record and signed by the Chair.

The Chair deferred item 4 in the agenda to the end of the meeting.

47/P Application Number: 23/1202/RRM - Princess Royal Barracks, Brunswick Road, Deepcut, Surrey, GU16 6RN

The application was for the provision of a food store and flexible commercial/community space with associated landscaping and car/cycle parking.

It was confirmed that this application was being reported to the Planning Applications committee as informative 22 on the hybrid permission states that all reserved matters applications for Princess Royal Barracks would be referred to the Planning Applications Committee for determination.

The Committee noted that no further representations or views had been received as set out in the Planning Applications Updates report.

The Committee questioned the distance between the service yard and properties and this was confirmed as between 9 and 8.5 metres.

The Committee discussed if a condition had been placed on the application to prevent articulated lorries accessing the site and the case officer confirmed it had not, but one could be included. A representative from Surrey County Council (Highways) supported that it was unlikely that large articulated vehicles would be used for this store, but if they were they would be able to manoeuvre.

Members queried the size of the store and how lighting would be managed, so that it would not adversely affect neighbouring residents. It was confirmed this would be controlled by condition 4 and managed and monitored closely.

The Committee questioned if a community facility had been considered for the site and it was confirmed that this particular site had been identified for a food store, but the current proposal included the potential for community space as part of the flexible uses.

Members queried condition 45, the opening times of the store.

The officer's recommendation to Grant, subject to conditions was proposed by Councillor Garrett, seconded by Councillor Rowlands put to the vote and carried unanimously.

RESOLVED that planning application 23/1202/RRM be approved.

NOTE 1

It was noted for the record that Councillor Cliff Betton had been in discussion with officers regarding the Mindenhurst development over the past few months, and this would continue in the future.

48/P Application Number: 24/0039/NMA - Princess Royal Barracks, Brunswick Road, Deepcut, Camberley, Surrey, GU16 6RN

The application related to application 23/1202/RRM.

The proposal was for a non-material amendment to the approved opening hours for the proposed food store as set out in condition 45 attached to hybrid permission 12/0546, dated 4 April 2014 (as amended), to permit the food store to open between the hours of 07:00 and 23:00, Monday to Saturday and 07:00 and 23:00 on Sundays and Public Holidays.

The officer's recommendation to Grant, subject to conditions was proposed by Councillor Thompson, seconded by Councillor Tedder put to the vote and carried unanimously.

RESOLVED that planning application 24/0039/NMA be approved.

NOTE 1

It was noted for the record that Councillor Cliff Betton had been in discussion with officers regarding the Mindenhurst development over the past few months, and this would continue in the future.

49/P Application Number: 22/1123/RRM - Princess Royal Barracks, Brunswick Road, Deepcut, Camberley, Surrey, GU16 6RN

The application was for the provision of a Sports Hub with a Neighbourhood Equipped Area of Play, car parking and associated works.

The application was being reported to the Planning Applications Committee as it is a major planning application (site area greater than 1 hectare) and given the terms of informative 22 on the hybrid permission, which states that all reserved matters applications for Princess Royal Barracks will be referred to the Planning Applications Committee for determination.

The Committee noted the amended conditions and information detailed in the Planning Updates report.

A verbal update was made in relation to condition 19 to include the words “and cabling” after ducting.

The Committee questioned if there had been any historical contamination issues on the proposed site and the case officer confirmed this would be monitored under condition 55.

The Committee heard that the site would be accessible for users with additional needs, primarily for the residents of the Mindenhurst development and was envisaged to be managed by the Council.

The Committee heard that although Rugby had not been identified for the site, and the existing artificial sport pitch with the Barracks was not being replaced, the need for it had been considered at the hybrid stage, with a financial contribution secured for either Frimley Lodge Park and/or Watchetts Recreation Ground.

The officer’s recommendation to Grant, subject to conditions was proposed by Councillor Noble, seconded by Councillor O’Mahoney put to the vote and carried unanimously.

RESOLVED that planning application 21/1123/RRM be approved.

NOTE 1

It was noted for the record that Councillor Cliff Betton had been in discussion with officers regarding the Mindenhurst development over the past few months, and this would continue in the future.

50/P Application Number: 23/1239/FFU - Longacres Nursery, London Road,

Bagshot, Surrey, GU19 5JB

The planning application related to the erection of a rear extension to the garden centre building at Longacres Nursery, located north east of Bagshot within the Green Belt. The rear extension would provide an extension to the café and retail area within the main garden centre building. The proposal included the demolition of existing structures, including a poly tunnel used for retail display, and an existing café extension. This would lead to an overall reduction in built form in both volume and floor space.

The application would normally be determined under the Council's Scheme of Delegation but is being reported to the Planning Applications Committee because the agent representing the applicant had been employed by the Council, as a planning officer, within the previous four years.

The Committee asked the case officer to clarify the very special circumstances that supported this extension onto Greenbelt land. Members highlighted how busy the business and subsequently the surrounding roads got, and while appreciated it was a good employer to local residents questioned the size the site had become, and the effect it had on local businesses in Bagshot.

The size of the proposed extension and which poly tunnel would be removed was confirmed. Condition 7, that the retail area provided within the garden centre for the sale of food and drink shall not exceed an area of 275 square metres unless prior written approval was obtained from the Council, was also highlighted.

The officer recommendation to Grant the application, subject to conditions was proposed by Councillor Kevin Thompson and seconded by Councillor Alan Ashbery, but was not supported.

The Head of Planning highlighted that officers had identified that this application would cause no harm to the Green Belt and there was no official evidence that the trade of other businesses in the local area would be affected.

The Committee discussed what the poly tunnel was currently used for, that it was a temporary structure and was lawfully erected.

Members queried point 3.6 in the report which outlined the conditions imposed on a previous application (22/0667).

The Committee wanted clarification on the size of the whole site and the glasshouse building and queried if any hardstanding could be removed on specific areas.

Details of the overall floor space area of 5,043 square metres was discussed .

In response to questions raised by the Committee, the case officer clarified that reference to 15% of the total floor area in condition 6 excluded the floor area of the café.

Members questioned if the application could be deferred and it was considered it was not appropriate.

The meeting adjourned from 8:10pm until 8:17pm.

The officer recommendation to Grant the application, subject to conditions and an amendment to condition 4 was proposed by Councillor Kevin Thompson and seconded by Councillor Alan Ashbery and was carried.

Amendment to condition 4 to include:

It must be demonstrated within six months of occupation of the extension hereby approved, that those structures have been demolished and the land made good.

RESOLVED that planning application 23/1239/FFU be approved, subject to conditions and the amendment to condition 4.

NOTE 1

Voting For the officers recommendation to grant the application, subject to conditions:

Councillors Cliff Betton, David O'Mahoney, Kevin Thompson and Alan Ashbery.

Voting Against the officers recommendation to grant the application, subject to conditions:

Councillors Shaun Garrett, Murray Rowlands, Pat Tedder, Valerie White and Richard Wilson.

Abstain:

Councillors Ying Perrett and Liz Noble.

NOTE 2:

Voting For the officers recommendation to grant the application, subject to conditions, and an amendment to condition 4:

Councillors Alan Ashbery, Cliff Betton, Shaun Garrett, Liz Noble, David O'Mahoney, Ying Perrett, Murray Rowlands and Kevin Thompson.

Voting Against the officers recommendation to grant the application, subject to conditions, and an amendment to condition 4:

Councillors Pat Tedder, Valerie White and Richard Wilson.

Abstain: None.

NOTE 3:

Councillor Shaun Garrett declared a non-pecuniary interest that he visits Longacres Garden Centre.

51/P Application Number: 21/0875/FFU - Land East of Four Oaks Nursery, Highams Lane, Chobham, Woking, Surrey, GU24 8TD

The application related to the change of use of land to a Gypsy and Traveller site, serving two pitches comprising two mobile homes, two touring caravans and the construction of two utility room buildings together with associated landscaping including the installation of hardstanding.

The application was being reported to the Planning Applications Committee under Part 3 – Section B, Paragraph 1.5 of the Constitution, due to a recent appeal decision which was allowed at Oaks Farm, Philpot Lane within the Green Belt which is a material consideration in relation to the acceptability of this current planning application and a pending Enforcement Notice on the site.

The Committee noted the updates to this application on the Planning Applications Updates report.

The Committee questioned if the pitches were located outside the 400m buffer zone of the Thames Basin Heath Special Protection Area (SPA), if they would be included in Surrey Heath's figures for Gypsy and Traveller pitch provision and it was confirmed they would.

Councillor Pat Tedder read out a statement from Councillor Victoria Wheeler who she was a substitute for. It included referencing an appeal decision allowed at Oaks Farm, Philpot Lane and respecting local infrastructures.

The Committee heard further details on the appeal decision allowed at Oaks Farm, Philpot Lane, the differences between the two applications and the Council's unmet need regarding Gypsy and Traveller pitches in the borough of Surrey Heath.

The Committee heard about the applicant's commercial activities, the removal of the sand school and plans to reduce the current hardstanding.

The proximity of the site to the M3 motorway, air quality and potential pollution was also discussed, and it was confirmed that Environmental Health had raised no objections to the application.

The officer's recommendation to Grant, subject to conditions and a legal agreement was proposed by Councillor Wilson, seconded by Councillor O'Mahoney put to the vote and carried.

RESOLVED that planning application 21/0875/FFU be approved.

NOTE 1

Voting For the officers recommendation to Grant the application, subject to conditions and a legal agreement:

Councillors Alan Ashbery, Cliff Betton, Shaun Garrett, Liz Noble, David O'Mahoney, Ying Perrett, Murray Rowlands, Kevin Thompson, Valerie White and Richard Wilson.

Voting Against the officers recommendation to Grant the application, subject to conditions and a legal agreement:
Councillor Pat Tedder.

Abstain:
None.

Chair